

**LAWRENCE DEPENBUSCH**  
**DEPENBUSCH ARCHITECTURE, PC**  
**4260 EAST FREMONT AVENUE**  
**CENTENNIAL, COLORADO 80122**  
**303-981-8790 CELL**

March 20, 2017

Paul Workman, City Planner  
COMMERCE CITY  
7887 E. 60th Avenue | Commerce City, CO 80022  
303.227.8774

**ANNEXATION & REZONE NARRATIVE**

- 1 We met with the City Planning staff with our Hotel concept and they concur that this annexation for this use conforms to the Comprehensive Plan for Commercial use.
- 2 The Site is a vacant parcel West of Highway I-76 , North of 88<sup>th</sup> , East of Monaco, between a Hotel and a Convenience Store on the frontage road. The site is flat with no records or evidence of dumps or landfills or underground tanks on the site. There are no wetlands or steep slopes or natural features and the site is outside any flood area. Floodplain Map, Cross Access Easement and Zoning docs attached.
- 3 Water, Wastewater, Fire, Sanitation and School Districts include:

WATER	<u>SOUTH ADAMS WATER &amp; SANITATION</u>
WASTEWATER	<u>SOUTH ADAMS WATER &amp; SANITATION</u>
FIRE	<u>SOUTH ADAMS COUNTY FIRE DISTRICT</u>
SCHOOL DISTRICT	<u>SCHOOL DISTRICT 14</u>

OTHER DISTRICTS:

RANGEVIEW LIBRARY DISTRICT  
CENTRAL COLO WATER CONSERVATION  
URBAN DRAINAGE SOUTH PLATTE  
URBAN DRAINAGE & FLOOD CONT.

- 4 The Site is a vacant lot with no evidence of prior construction. A Soils Report of the site shows no evidence of fill or grading and adjacent sites are flat. There are no Landscape trees.

We request a Rezoning from C-4 [Adams CO] to C-3 Regional Commercial District, Commerce City. Our concept is a 101 Room Hotel with adjacent 3,500sf retail shop on site, after Annexation, Rezone and Re-Plat. Detention Pond Easements will be revised to suit our building layout & parking. Perimeter roads on the West, South and East allow easy access. Water, Sewer and Gas mains border the site as well as Underground Electric power adequate for our needs.